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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DONNE TANKERSLEY
P.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 29th day of June, 19 79, by Farley S. Shuler and Lynn H. Shuler hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Thirteen Thousand One Hundred Twenty-Four & 35/100 (\$ 13,124.35) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 180 consecutive monthly instalments of One Hundred Sixty-Six and 04/100----- (\$ 166.04) Dollars each, the first instalment being due August 15, 19 79, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that lot of land with the improvements thereon in Greenville County, in the State of South Carolina, in the City of Greenville, at the north-west corner of Prentiss Avenue and Elm Street, being shown as Lot 4, Block D on plat of Property of O. P. Mills, recorded in Plat Book C at Page 176, and described as follows:

BEGINNING at an iron pin at the northwest corner of Prentiss Avenue and Elm Street and running thence with Elm Street, N. 44-33 W. 135 feet to an iron pin at corner of Lot 3; thence with rear line of Lot 3, N. 45-27 E., 89 feet to an iron pin at corner of Lot 5; thence with the line of Lot 5, S. 44-33 E. 135 feet to an iron pin on Prentiss Avenue; thence with Prentiss Avenue, S. 45-27 W. 89 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Morton W. Hale and Pamela B. Hale dated July 10, 1979, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1126, at Page 517.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and building, now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, and improvements unto the said Mortgagee, its successors or assigns forever.

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